

LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL DEVELOPMENT UNDER THE PROPERTY DEVELOPMENT SCHEME AT ANSE JONCHEE BY JINFEI BLUE BAY PROPERTIES LTD [ENV/DOE/EIA/1727]

1. Notwithstanding all other permits and clearances, a Building and Land Use Permit from the District Council of Grand Port shall be obtained and a copy submitted to the Director of Environment. All conditions attached therewith shall be scrupulously observed.
2. The development shall be undertaken as per the proposals and mitigating measures stated in the EIA report and the additional information submitted unless as otherwise advised herein.
3. The Department of Environment shall be informed in writing of the date of commencement of all works on site for monitoring purposes. A detailed programme of work and implementation plans shall be submitted to the Department of Environment prior to the start of works.
4. In accordance with Section 18(2)(l) of the Environment Protection Act 2002 (as amended), the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP) for approval prior to start of works on site. No infrastructural works shall start prior to the approval of the EMP. The proponent shall thereafter submit reports on the implementation accordingly.
5. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the as-built layout plan, prior to start of operation for monitoring purposes.
6. The proponent insolido with his team of consultants involved in the preparation of the EIA report and the Registered Professional Engineers undertaking the Geotechnical Investigation shall be responsible for all liabilities with respect to defects in construction, structural damages and any property damages due to landslide and any other associated risks in line with provisions of the Building and Control Act (2012).
7. The proposed development during construction and operation shall not trigger landslide in the existing residential areas downhill. The proponent shall be responsible to mitigate any landslide impact that occurs in the existing residential areas downhill.
8. The monitoring of landslide instruments shall continue till the end of the construction stage and may be further at the request of the Land Management Unit of the Ministry of Public Infrastructure and Land Transport. The boreholes shall not be plugged and instruments shall not be removed. The monitoring reports shall be submitted regularly every 3 months to the Ministry of Public Infrastructure and Land Transport with copy to the Department of Environment.
9. The revised slope monitoring report shall be vetted and countersigned by an independent peer review to the satisfaction of Ministry of Public Infrastructure and Land Transport.

10. The contractor shall take appropriate insurance covers against property damage and third party insurance.
11. The construction works shall not cause any reduction in factor of safety of site with respect to ground movement. Sections and plans for excavation works, for each building/apartment and including any stabilizing measures, shall be submitted to the Ministry of Public Infrastructure and Land Transport with copy to Department of Environment prior to start of works. Same shall be vetted by an independent expert. Safety against rolling rocks uphill of the project site shall be enhanced to the satisfaction of the Ministry of Public Infrastructure and Land Transport.
12. The proponent shall ensure that new culverts on the main coastal road are constructed before any construction start on the project site, with a view to reduce the risk of flooding of the coastal road. In case of flooding of the existing residential areas downstream, the proponent shall be responsible to undertake mitigation works to abate same.
13. The two existing natural drains on the proposed development site shall be upgraded and maintained to the satisfaction of the Water Resources Unit.
14. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality. No wastewater shall be discharged either on the surface of the ground, in a watercourse or into any waterbody.
15. Given that the proposed development site is located on a slopy region and at the foot of the mountain, the risk of flash floods exists at the proposed development site, the proponent shall carry out necessary in depth investigations to design appropriate and reliable drainage infrastructure. The proponent shall also investigate and assess the safe and allowable capacity of the open discharge environment (receptive medium) located downstream of his proposed development site and shall ensure that the surface runoff emanating from his proposed development site will not cause any flooding and land erosion downstream at the open discharge environment.
16. All drainage infrastructures to be provided on site shall be designed and constructed to the satisfaction of the District Council of Grand Port, National Development Unit and the Road Development Authority(RDA). The proponent shall make provision for an appropriate means of discharging storm water through mud/silts and hydrocarbon separators prior to open discharge to the receiving environment. The design of the entire surface drain network and silt trap/stilling basin including clear indications of low points that is lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer. A complete drainage layout including contours, spot levels and storm water disposal; detailed drainage design calculation, including clear assumptions and drainage calculation pertaining to return period, time of concentration and maximum flow shall be submitted to the Road Development Authority, the Ministry of Public Infrastructure and Land Transport, National Development Unit and the Local Authority for approval prior to start of works.

17. Any excavation works shall be closely monitored and the proponent shall take all necessary measures so that the proposed development does not cause any hazards.
18. The proponent shall submit a request for felling of trees to the Forestry Service together with all infrastructural plans showing the trees to be removed. The felling of trees shall be carried out under supervision of the Forest Officers of Grand Port Section. The proponent shall pay for the value of the forest produce obtainable from the trees felled and plant thrice the number of trees felled on any other State Land in consultation with the Forestry Service and submit a replanting programme with a time frame.
19. No waste of any type shall be disposed of at sea. The site of works shall be properly fenced and maintained to ensure that no waste has access to the coastal marine environment.
20. The proponent shall seek approval from the Road Development Authority for vehicular access to/from the development onto the Flacq-Mahebourg Road B28. Visibility splay shall be provided at all junctions and shall be as per Planning Policy Guidance. The main accesses shall have at least 60m of visibility splay along both sides and shall be approved by the Highway Authority i.e District Council of Grand Port. The second access road from/to the development connecting with the Flacq-Mahebourg Road B28 is on a Dangerous Curve and there is a problem of visibility. The existing dangerous bend on the B28 road between the two accesses from the development shall be realigned to improve visibility to the satisfaction of the Traffic Management and Road Safety Road.
21. All internal roads shall be at least 6.0m wide with minimum turning radii 6.0 m. Raised footpaths of at least 1.2m wide shall be provided on both sides of the access road. Street lightning shall be provided as per requirements of the relevant Highway Authority. Parking facilities shall be provided according to Guidelines of Local Authority and no on-street parking shall be allowed. All roads shall be fitted with drains, the outlet of which shall be through an absorption pit which shall not form part of any existing drain except with the consent of the Highway Authority. All traffic signs shall be reflectorized and of Diamond grade and road markings shall be with reflectorized thermoplastic material. The signs shall be according to the Traffic Signs regulation of the Republic of Mauritius. A layout with the above modifications shall be submitted to the Traffic Management and Road Safety Unit for necessary approval.
22. All engineering details of the proposed works at the junctions with Flacq-Mahebourg Coastal B28 Road to be carried out (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) shall be submitted to the Road Development Authority and the Traffic Management and Road Safety Unit for approval prior to start of works. A footpath 1.5m wide and stormwater drains along the frontage of the proposed development shall be provided. The design of the surface drain network shall be carried out such that no flooding/water accumulation occurs along the B28 Road. Any hydraulic structures required for evacuation of storm water across B28 Road shall be constructed by the proponent with all costs borne by the latter. The stormwater drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have the approval of the Road Development

Authority prior to start of the drainage works. The Road Development Authority reserves the right to request the proponent to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations, at the proponent's costs.

23. Street lighting shall be provided at the junctions with the Road Development Authority road to ensure proper visibility and safety of road users. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on main roads.
24. The proponent shall ensure the cleanliness of the Flacq-Mahebourg Coastal B28 Road during the construction phase of the project through the installation of washing bay at the site entrance. Any part of the existing RDA road leading to the project site which may be damaged during the works shall be restored to an acceptable level to the RDA at the proponent's costs.
25. All domestic wastewater from the individual villas shall be directed to the proposed individual Oxyfix type wastewater treatment plant. All domestic wastewater from the rest of the project shall be directed to the proposed common Oxyfix type wastewater treatment plant. The effluents that emanate from the treatment plants shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environment Protection Act. No untreated wastewater shall be discharged to the environment. The promoter/syndic shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plants are carried by specialist firm/s and shall enter into an operation and maintenance contract with the specialist firm. The Wastewater Management Authority shall at no time be responsible for any malfunction or other nuisances associated with the operation and maintenance of the wastewater treatment plants. Results of analysis of the treated effluent from the common wastewater treatment plant, effected by an accredited laboratory, shall be carried out and submitted to the WMA, on a monthly basis. Results of analysis of the treated effluent from the individual wastewater treatment plant, effected by an accredited laboratory, shall be carried out and submitted to the WMA, on a quarterly basis. However, based on the result of analysis the frequency may be reviewed. No vehicular loadings shall be allowed on the wastewater treatment plants.
26. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
27. Conditions No. 25 and 26 shall be included in the Deed of Sale and any Deeds in succession.
28. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, economic bulbs, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.

29. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that the noise generated therefrom be within permissible limits as per Environment Protection Act 2002 (as amended). The plants and equipment that will be used on site during the construction period shall be regularly serviced and maintained in good condition to minimize risk of air and noise pollution.
30. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause any form of nuisances by way of noise, vibration, dust and air pollution to the public and surrounding environment.
31. The development shall blend harmoniously with the surrounding environment. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
32. In case of any environmental pollution or nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions, which shall be strictly observed and will take necessary actions in accordance with the provisions of the Environment Protection Act 2002(as amended).
33. Any proposed deviation shall be subject to an application to the Director of Environment. No deviation or part thereof shall be executed prior to the determination of the application by the Director.